

## LEASE AGREEMENT

THIS LEASE AGREEMENT, entered into on the date described below, between MADISON COUNTY, MISSISSIPPI, whose address is Post Office Box 608, Canton, Mississippi 39046, hereinafter "Tenant," and **Mr. & Mrs. EDWARD C. JOHNSON**, hereinafter "Landlord."

### WITNESSETH

#### **1. PREMISES:**

Landlord leases to Tenant those premises situated in Madison County, Mississippi, Being otherwise described as follows, to wit:

SEE EXHIBIT "A" FOR DESCRIPTION OF PROPERTY HEREIN LEASED

#### **2. TERM:**

The term shall be a period commencing on the 1<sup>st</sup> day of January, 2024, and expiring at midnight on the 31<sup>st</sup> day of December, 2027.

#### **3. RENT:**

At the commencement of the term of the Lease, Tenant agrees to many and all renovations/improvements to the above described property for general county purposes, including, but not limited to use as a transfer station for the Solid Waste Department of Madison County, Mississippi. Tenant agrees to pay the Landlord a monthly lease payment of Six Hundred Dollars (\$600.00) due and payable on the fifteenth day of each month.

#### **4. TENANT APPROVAL:**

The Tenant, through the action of the Madison County Board of Supervisors, has adopted a Resolution authorizing the President, to execute this document.

#### **5. UTILITIES:**

Tenant shall pay deposits and all charges for heat, light, water and all other utility services used in or supplied to any part of the premises and will be responsible and pay all utility bills in connection with the operation of said property. Tenant will provide, at its expense, any utility lines or facilities which may be required for Tenant's operations on said property.

#### **6. AD VALOREM TAXES:**

All ad valorem taxes on the real property in regard to the leased premises shall be paid by Landlord.

#### **7. USE OF PREMISES:**

Tenant shall use the premises for general County purposes, including, but not limited to, use as a transfer station for the Madison County Solid Waste Department.

INDEXING INSTRUCTIONS

4 acres, W $\frac{1}{2}$  NW $\frac{1}{4}$  Sec.  
26, Township 11 North,  
Range 4 East, Madison  
County, Mississippi.

FORM 0365 PAGE 701

180446

WARRANTY DEED

FOR AND IN CONSIDERATION of the SUM of TEN DOLLARS (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, ARTEE DRANE and wife, RUTHIE W. DRANE, of 911 Rockey Hill Road, Pickens, Mississippi, 39146, (601-468-2560), GRANTORS, do hereby convey and warrant unto EDWARD C. JOHNSON, of 1300 Mount Pilgrim Road, Camden, Mississippi, 39045, (601-859-7487), GRANTEE, the following described land lying and being situated in Madison County, Mississippi, to-wit:

A tract or parcel of land containing four (4) acres, more or less, located in the west one-half of the Northwest Quarter of Section 26, Township 11 North, Range 4 East, Madison County, and being more particularly described as follows:

Beginning at a stake on the south side of a public road where the west line of Parcel No. 3 of the Plat. of John Olive Estate as recorded in the Chancery Clerk's Office, Madison County, Mississippi, intersects said road boundary and from this point of beginning run northeasterly along the south boundary of said public road a distance of 464.8 feet to a point, said point being the intersection of the south boundary of said public road and the east line of Parcel No. 3 of the John Olive Estate Plat; run thence south along the east line of Parcel No. 3 a distance of 374.9 feet to a stake; run thence southwesterly to a point on the line between Parcel No. 2 and Parcel No. 3 of the said John Olive Estate, a distance of 464.8 feet; run thence north along the line between Parcel No. 2 and 3 a distance of 374.9 feet to the Point of Beginning.

It is the express intent of the GRANTORS herein to convey to the Grantee herein that same property which they acquired from E. D. Mansell on December 11, 1977 as recorded in Book 154 at Page 61 in the records of the Chancery Clerk of Madison County, Mississippi.

WARRANTY OF THIS CONVEYANCE is made subject to the following Exceptions, to-wit:

1. Madison County and State of Mississippi ad valorem taxes for the year 1995 which are liens but are not yet due and payable shall be prorated as follows: GRANTORS ALL, GRANTEE NONE.

2. Madison County Zoning and Subdivision Regulation Ordinance of 1976, as amended, adopted July 232, 1976 and recorded in Supervisors Minute Book AL at Page 77 in the records of the Chancery Clerk of Madison county, Mississippi, at Canton, Mississippi.

3. Reservations, conveyances and <sup>62657-702</sup>leases of records in regards to the oil, gas and other minerals lying in, on and under the subject property.

4. Rights-of-way and easements for streets, roads, power lines and other utilities.

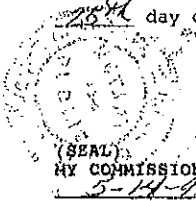
WITNESS OUR SIGNATURES on this the 25<sup>th</sup> day of October, 1995.

Artee Drane  
ARTEE DRANE  
Ruthie W. Drane  
RUTHIE W. DRANE

STATE OF MISSISSIPPI  
COUNTY OF MADISON

PERSONALLY APPEARED before me, the undersigned authority in and for the jurisdiction aforesaid, the within named ARTEE DRANE and RUTHIE W. DRANE, who acknowledged to me that they signed and delivered the above and foregoing instrument on the date and for the purpose therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, on this the 25<sup>th</sup> day of October, 1995.



George C. Nichols  
NOTARY PUBLIC

INSTRUMENT PREPARED BY:

George C. Nichols  
Ferr Smith & Associates  
Attorneys At Law  
232 West Peace Street  
Post Office Drawer 568  
Canton, Mississippi 39046  
(601) 859-6500



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 8 day of Nov, 1995, at 3:30 o'clock P. M., and was duly recorded on the NOV 08 1995, Book No. 365, Page 701.

STEVE DUNCAN, CHANCERY CLERK

BY: mduncan D.C.